



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7528

• House - Sainte-Livrade-sur-Lot •



## DETAILS

**Land surface:** 5000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

130 m<sup>2</sup> living

5 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°7528 •

House from the end of the 70s of 130m<sup>2</sup> which consists of an entrance of 6.30m<sup>2</sup>, a living room of 23m<sup>2</sup> with living room of 1m<sup>2</sup>, a kitchen of 12.50m<sup>2</sup>, a distribution corridor of 9m<sup>2</sup> which serves three bedrooms of 13m<sup>2</sup>, 10m<sup>2</sup>, 11m<sup>2</sup> each a separate toilet of 3m<sup>2</sup>, a shower room with 2 sinks, a laundry room,.

An old adjoining garage transformed into a dwelling of 18m<sup>2</sup>, on the upper floor attic and converted into a bedroom of 7m<sup>2</sup>.

An outbuilding of 200m<sup>2</sup> in good condition, with the possibility of converting into a dwelling plus a cellar of 16m<sup>2</sup>.

Land of 4698m<sup>2</sup>

